

## **LAND DEVELOPMENT ORDINANCE (LDO) & CITY-WIDE REZONING FAQ'S**

1. **WHAT IS THE PURPOSE OF ZONING?** Zoning seeks to promote quality development and compatibility among residential and business uses. It sets community standards for permitted uses, subdivisions, parking, landscaping, public processes and other issues.
2. **WHAT ARE ZONING DISTRICTS?** Zoning districts regulate uses and other standards for single family and multifamily residential, office, commercial, industrial, mixed use, public institutional, and other districts. All property in the City has an assigned zoning district.
3. **WHY IS THE CITY CHANGING ITS ORDINANCE?** The City's current Development Ordinance was adopted in 1992 and is now almost 20 years old. Up to date ordinances can benefit a community by effectively promoting quality economic development, protecting neighborhoods, carrying out adopted plans, establishing more flexible and streamlined processes, and encouraging best development and regulatory practices. A citizen group worked with staff and consultants for more than five years to carefully prepare the proposed ordinance.
4. **WHY IS THE CITY CHANGING THE ZONING DESIGNATION ON MY PROPERTY?** Adoption of a new Land Development Ordinance in North Carolina must be accompanied by a "citywide rezoning." Accordingly, all property owners have been contacted about the proposed new ordinance, its specific impacts on the zoning on their property and about the upcoming public hearing to receive citizen comments.
5. **WHAT TYPES AND HOW GREAT ARE THE CHANGES PROPOSED WITH THE NEW ORDINANCE?** Most of the changes proposed are new zoning district names, with limited changes to ordinance standards. Specific changes to different districts are profiled in the district comparison sheets included with letters sent to all Greensboro property owners. The most noticeable changes in the proposed ordinance are new formatting, graphics, hyperlinks, definitions and tables to assist citizens in more easily finding and understanding City development regulations.
6. **WHAT SHOULD I DO IF I HAVE QUESTIONS OR CONCERNS ABOUT THE PROPOSED ORDINANCE?**
  - You can visit the City's LDO website at [www.greensboro-nc.gov/ldo](http://www.greensboro-nc.gov/ldo)
  - You can call the City at either 373-CITY (2489) or 373-2144
  - You can visit the City Planning Department, which is located at 300 W. Washington Street on the 3<sup>rd</sup> floor of the Melvin Municipal Office Building in Downtown Greensboro.
  - You may also attend and make public comment at the City Council public hearing on the proposed Ordinance which will be held on **February 9, 2010, at 5:30 PM**, in the Council Chambers at the Melvin Municipal Office Building.